



Kelly Lethin, *Chair*
Rick Biasotti, *Vice Chair*
Tom Hamilton
Auros Ansbergs Harman
Mary Lou Johnson
Gerard Madden
Valentine Morgan

AMENDED MINUTES

MINUTES PLANNING COMMISSION MEETING

October 20, 2020

7:00 p.m.

Meeting location: Virtual Zoom Meeting

MEETING CALL TO ORDER at 7:01 p.m.

ANNOUNCEMENT: Chair Lethin announced the new Planning Commissioner, Gerard Madden

ROLL CALL

	<u>Present</u>	<u>Absent</u>
Chair Lethin	X	
Vice Chair Biasotti	X	
Commissioner Hamilton	X	
Commissioner Harman	X	
Commissioner Johnson	X	
Commissioner Madden	X	
Commissioner Morgan	X	

STAFF PRESENT:

Planning and Housing Manager: Pamela Wu
Executive Assistant: Madeline Lopez
Senior Planner: Michael Smith
Associate Planner: Rucha Dande
Principal, Good City Company: Aaron Aknin
Contract Senior Planner: Kelly Beggs

PLEDGE OF ALLEGIANCE: Chair Lethin

1. APPROVAL OF MINUTES – August 20, 2020 minutes

Hamilton inquired about the new format for the minutes.

Commissioner Morgan / Hamilton

VOTE: 6-0

AYES: Lethin, Biasotti, Hamilton, Harman, Johnson, Madden, Morgan

NOES: 0

ABSTAIN: 0

2. PUBLIC COMMENT ON ITEMS NOT ON AGENDA

Paul Wapensky: Inquired about conditional use permits.

3. ANNOUNCEMENT OF CONFLICT OF INTEREST

Commissioner Morgan recused himself from Item 4C.

Commissioner Harman recused himself from Item 4C.

Chair Lethin recused herself from Items 4A and 4B. Vice Chair Biasotti to chair the meeting for items 4A and 4B.

4. NEW BUSINESS:

A. 1236 Kains Avenue (APN: 020-053-140)

Zoning: R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Section 15301.e.2: Existing Facilities

Request for a Conditional Use Permit to construct a 953 square foot residential addition that would enlarge the existing house by more than 50% of the existing floor area, pursuant to Section 12.200.030 B.1. of the San Bruno Municipal Code. If approved, the house size would be 2,382 square feet with two off-street parking spaces. Ken Ibarra (Applicant), Quang Wong and Jennifer Lam (Owners). UP20-001.

Senior Planner Michael Smith: Presented Staff Report

The following members of the public spoke regarding this item:

- Gloria Patane – Inquired about the shading of her property and the possibility for storey poles.

Motioned to close public hearing:

Commissioner Morgan / Harman

VOTE: 6-0-1 (Amended 01/19/2021)

AYES: Biasotti, Hamilton, Harman, Johnson, Madden, Morgan

NOES: 0

ABSTAIN: Lethin (Amended 01/19/2021)

Motioned to approve Use Permit 19-026 and Architectural Review Permit 20-005, based on Findings 1-6 and Conditions of Approval 1-28.

Commissioner Morgan / Harman

VOTE: 6-0-1 (Amended 01/19/2021)

AYES: Biasotti, Hamilton, Harman, Johnson, Madden, Morgan

NOES: 0

ABSTAIN: Lethin (Amended 01/19/2021)

B. 514 Cypress Avenue (APN: 020-252-210)

Zoning: R-1 (Single Family Residential)

Recommended Environmental Determination: Categorical Exemption pursuant to Section 15301.e.2: Existing Facilities

Request for a Conditional Use Permit to construct a 971 square foot residential addition that would enlarge the existing house by more than 50% of the existing floor area, pursuant to Section 12.200.030 B.1. of the San Bruno Municipal Code. If approved, the house size would be 2,169 square feet with two off-street parking spaces. Nie Yang Architects (Applicant), Vickie Young (Owner). UP18-028.

Associate Planner Rucha Dande: Presented Staff Report

Commission discussion focused on the parking, with sentiment being to not penalize the project for providing additional off-street parking.

Motioned to close public hearing:

Commissioner Johnson / Morgan

VOTE: 6-0-1 (Amended 01/19/2021)

AYES: Biasotti, Hamilton, Harman, Johnson, Madden, Morgan

NOES: 0

ABSTAIN: Lethin (Amended 01/19/2021)

Motioned to approve Use Permit 19-026 and Architectural Review Permit 20-005, based on Findings 1-6 and Conditions of Approval 1-28.

Commissioner Johnson / Morgan

VOTE: 6-0-1 (Amended 01/19/2021)

AYES: Biasotti, Hamilton, Harman, Johnson, Madden, Morgan

NOES: 0

ABSTAIN: Lethin (Amended 01/19/2021)

**C. Second Amendment to the 1996 Development Agreement (Document No. 96-027622)
901 Cherry Avenue and 1400 and 1450 Bayhill Drive (APNs: 020-012-170 and 020-012-160)**

Zoning: PD (Planned Development)

Recommended Environmental Determination: Recommend that City Council adopt a finding that the proposed amendment does not modify the approved land uses or intensity of development, or materially change the timing of full build-out of the Project as approved, and therefore would not result in new significant impacts or impacts of substantially greater severity to require further environmental analysis than the project Environmental Impact Report certified by the City Council on January 8, 1996, and the Addendum to the Environmental Impact Report No. 36 dated February 10, 1999.

Planning Commission will consider adopting Resolution recommending City Council approve the proposed Second Amendment to the 1996 Development Agreement (Document No. 96-027622) pursuant to Resolution 1986-77. The request is to extend the original expiration date from February 25, 2021, to August 31, 2021, to specify fees and Public Benefit Payment paid to the City, and to clarify other terms. Josh Portner (Applicant) Google LLC (Owner). DA20-001.

Contract Senior Planner Kelly Beggs: Presented Staff Report

The following members of the public spoke regarding this item:

- Paul Wapensky – Spoke in reference to the agenda language for the item.
- Alex Melendrez – Submitted an email regarding the City's lack of affordable housing.

Motioned to close public hearing:

Commissioner Hamilton / Biasotti

VOTE: 5-0-2 (Amended 01/19/2021)

AYES: Lethin, Biasotti, Hamilton, Johnson, Madden

NOES: 0

ABSTAIN: Harman, Morgan (Amended 01/19/2021)

Motioned to adopt a resolution recommending City Council approve the proposed econd Amendment to the 1996 Development Agreement (Document No. 96-027622) pursuant to Resolution 1986-77.

Commissioner Hamilton / Biasotti

VOTE: 5-0-2 (Amended 01/19/2021)
AYES: Lethin, Biasotti, Hamilton, Johnson, Madden
NOES: 0
ABSTAIN: Harman, Morgan (Amended 01/19/2021)

5. ITEMS FROM STAFF

- A. Selection of November 12, 2020 Architectural Review Committee members
Commissioners: Johnson, Morgan, and Madden, Harman as backup.

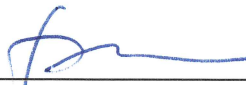
6. PUBLIC COMMENT ON ITEMS NOT ON AGENDA – NONE

7. ITEMS FROM MEMBERS AND SUBCOMMITTEE REPORTS


Commissioner Harman: Thanked Community and Economic Development Director, Darcy Smith for her service to San Bruno and congratulated Pamela Wu on her promotion to Acting Community and Economic Development Director.

Commissioner Hamilton: Welcomed Commissioner Madden to the Planning Commission.

8. ADJOURNMENT: Meeting was adjourned at 8:35 p.m.

 6/7/2021

Pamela T. Wu
Secretary to the Planning Commission
City of San Bruno

 5/28/2021

Kelly Lethin, Chair
Planning Commission
City of San Bruno

NEXT MEETING: November 17, 2020